

## Members

Paul Arsenaault, Chair  
 William Carlson, Vice Chair  
 Lance Lindberg, Secretary  
 Anne Giroux, Treasurer  
 Crystal Barr-Berglund  
 Ken Kaiser  
 Steve Schenden  
 John Marshall



234 W. Baraga Ave  
 Marquette, MI 49855  
 906-225-8425  
 agiroux@mqtco.org

## 2017 Annual Report



The Marquette County Brownfield Authority was established in 2010. It has participated in four redevelopment projects that involved the adoption of a Brownfield plan. In 2013 the Authority was awarded an assessment grant from the US Environmental Protection Agency. The Authority received \$200,000 for the assessment of hazardous materials sites and \$200,000 for the assessment of petroleum sites. At the end of 2017, the Authority had spent approximately 89% of the funds, and it has until 3/31/18 to utilize the remaining grant funds. This page highlights projects that were assisted with EPA assessment funds in 2017.



**Project:** 1400 N. Third, City of Ishpeming  
**Grant funds expended/budgeted:** \$7,070/\$20,500  
**Activities funded:** Phase I, Phase II, BEA

**Project:** County Land Bank—9 residences  
**Grant funds expended:** \$11,124  
**Activities funded:** asbestos surveys

**Project:** Area Wide Planning  
**Grant funds expended (2017):** \$8,715  
**Activities funded:** Area wide planning efforts continued with completion of a blight survey in the residential area of KI Sawyer, resulting in a Google Earth file which allows for easy access to and review of the data.



**Project:** Anderson Building, City of Ishpeming  
**Grant funds expended/budgeted:** \$9,239/\$17,990  
**Activities funded:** Phase I, asbestos survey, Brownfield plan, ACT381 work plan



**Project:** Superior Extrusion, KI Sawyer  
**Grant funds expended:** \$6,376  
**Activities funded:** Asbestos survey



**Project:** Crossroads Convenience, Sands Township  
**Grant funds expended:** \$19,164  
**Activities funded:** Phase I, Phase II, BEA



**Project:** 260 Northwoods, Marquette Township  
**Grant funds expended:** \$5,451  
**Activities funded:** revised Phase I, Brownfield plan

**MARQUETTE COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY  
2017 PRELIMINARY OPERATING RESULTS**

	YTD
<b>REVENUE</b>	
TAX CAPTURE FOR BF ADMIN	\$11,029
REIMBURSEMENT-PERKINS	\$2,400
GRANT REVOLVING FUND CONT.	\$20,327
EPA GRANT REVENUE	\$105,577
<b>TOTAL REVENUE</b>	<b>\$139,333</b>
<b>EXPENSES</b>	
TRAVEL	\$2,052
ADMINISTRATIVE SERVICES	\$3,000
PROFESSIONAL SERVICES	\$5,000
ADVERTISING	\$261
EPA GRANT EXPENSE	\$92,198
AUDIT COSTS	\$1,360
<b>TOTAL EXPENSES</b>	<b>\$103,871</b>
<b>NET</b>	<b>\$35,462</b>
<b>2016 FUND BALANCE</b>	<b>\$63,623</b>
<b>2017 FUND BALANCE</b>	<b>\$99,085</b>
<b>GRANT REVOLVING FUND</b>	<b>\$54,800</b>

### West Ishpeming School/Spring Street

In 2010, the Authority's first Brownfield plan was adopted which included two separate demolition projects undertaken by the Marquette County Land Bank Authority. Each involved the demolition of a blighted, tax foreclosed structure, along with the construction of one or more homes by Habitat for Humanity. The "Spring Street Project" in the City of Marquette included \$33,000 of eligible expenses with the land bank reimbursed in 2022. The "West Ishpeming School" project included \$202,000 of eligible expenses with the land bank reimbursed in 2032. Both include one year of tax capture for the local site remediation revolving fund.



### Teal Lake Senior Living Community

In 2014 a Brownfield Plan was adopted for the Teal Lake Senior Living Community. The plan included the building of a 32,000 square foot, 40 bed assisted living facility in the City of Negaunee on the site of the former Mather B mine. A \$5.4 million investment was estimated. Eligible Brownfield expenses include the extension of a public street, extension of utilities, and site preparation work, as well as reimbursement of EPA grant funded assessment work. Current estimates indicate the developer, City and Authority will be reimbursed in 2034. The plan also includes 5 years of capture for the local site remediation revolving fund.

### Stone Reflections

In 2015 a Brownfield Plan was adopted for Stone Reflections in Negaunee Township. A blighted home owned by the Land Bank Authority next to the existing business was demolished and a 10,000 square foot expansion was built on the site of the demolished structure. Construction was complete in 2016. The Brownfield plan estimates indicate the developer, the Land Bank and the Brownfield Authority will be reimbursed in 2026. The plan also includes 5 years of capture for the local site remediation revolving fund.



### Northern Michigan Bank

A former gas station/hub cap shop was redeveloped by Northern Michigan Bank in 2011. A Brownfield plan was adopted that included reimbursement to the bank for demolition and soil removal. It is expected that the bank will be paid in full in 2019 and the plan included one year of tax capture for the local site remediation revolving fund.

FUTURE ESTIMATED REVENUE FROM CURRENT BROWNFIELD PLANS					
YEAR	2018-2022	2023-2027	2028-2032	2033-2037	2038-2039
ADMINISTRATIVE REIMBURSEMENT	\$11,500	\$7,500	\$6,500	\$5,000	\$2,000
EPA GRANT REIMBURSEMENT	\$4,787				
LOCAL SITE REMEDIATION REVOLVING FUND	\$13,315	\$22,924	\$25,973	\$297,784	\$184,482